Case 10-41016 Doc 1 Filed 12/10/10 Entered 12/10/10 15:43:51 Desc Main Document Page 1 of 9

B1 (Official Form 1) (4/10)	Doddinone	· ago · o			
United States Bankruptcy Court Western District of North Carolina			VOLUNTARY PETITION		
Name of Debtor (if individual, enter Last, First, Middle)):	Name of Joint Debtor (Spouse) (Last, First, Middle):			
Cansler, Tulisa, Ladona All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):		All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):			
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN (if more than one, state all): 9111		Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN (if more than one, state all):			
Street Address of Debtor (No. and Street, City, and State	e):	Street Address of Joint Debtor (No. and Street, City, and State):			
353 Highland Drive					
County of Residence or of the Principal Place of Busine	ZIP CODE 28092	County of Res	ZIP CODE ZIP CODE sidence or of the Principal Place of Business:		
Lincoln Mailing Address of Debtor (if different from street addr	ess):	Mailing Address of Joint Debtor (if different from street address):			
Same as above					
	ZIP CODE		ZIP CODE		
Location of Principal Assets of Business Debtor (if diffi 353 Highland Drive, Lincolnton, NC	erent from street address above):		ZIP CODE 28092		
Type of Debtor (Form of Organization)	Nature of Busine (Check one box.		Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box.)		
(Check one box.) Individual (includes Joint Debtors) See Exhibit D on page 2 of this form. Corporation (includes LLC and LLP) Partnership Other (If debtor is not one of the above entities, check this box and state type of entity below.)	me box.) Joint Debtors) ## 2 of this form. Is LLC and LLP) Int one of the above entities, are type of entity below.) ## Health Care Business Single Asset Real Est Il U.S.C. § 101(51B) Railroad Stockbroker Commodity Broker Clearing Bank		Chapter 7 Chapter 15 Petition for Recognition of a Foreign Main Proceeding Chapter 12 Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding		
		***	Nature of Debts (Check one box.)		
	Tax-Exempt Entity (Check box, if applicable.) Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).		Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose."		
Filing Fee (Check one bo	x.)		Chapter 11 Debtors		
Check one box: Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).					
Filing Fee to be paid in installments (applicable to signed application for the court's consideration or unable to pay fee except in installments. Rule 100. Filing Fee waiver requested (applicable to chapter	ertifying that the debtor is 06(b). See Official Form 3A.	Check it: Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter).			
Filing Fee waiver requested (applicable to chapter attach signed application for the court's considera	tition. See Official Form 3B.	Check all applicable boxes: A plan is being filed with this petition. Acceptances of the plan were solicited prepetition from one syntage classes of creditors, in accordance with 1 FU.S.C. § 1720(b)			
Statistical/Administrative Information			THIS SPÁCE IS FOR		
Debtor estimates that funds will be available for distribution to unsecured creditors. Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.					
Estimated Number of Creditors	1,000- 5,001- 1	0,001- 2	5,001- 0,000 100,000 S 100,000 T S S		
Estimated Assets So to \$50,001 to \$100,001 to \$500,001 \$50,000 \$100,000 \$500,000 to \$1 million	\$1,000,001 \$10,000,001 \$ to \$10 to \$50 t	\$50,000,001 \$ o \$100 to	100,000,001 \$500,000,001 More than \$500 to \$1 billion \$1 billion		
Estimated Liabilities	\$1,000,001 \$10,000,001 \$ to \$10 to \$50 t	\$50,000,001 \$ o \$100 to	100,000,001 \$500,000,001 More than 5 \$500 to \$1 billion \$1 billion nillion		

Case 10-41016 Doc 1 Filed 12/10/10 Entered 12/10/10 15:43:51 Desc Main Document Page 2 of 9

B1 (Official Form I	1) (4/10)	1 ago 2 0. 0	Page 2	
Voluntary Pe	tition	Name of Debtor(s):	ALL STATES OF THE STATES OF TH	
	e completed and filed in every case.)	Cansler, Tulisa, Ladona		
	All Prior Bankruptcy Cases Filed Within Last 8 Y			
Location		Case Number:	Date Filed:	
Where Filed: Location		Case Number:	Date Filed:	
Where Filed:				
	Pending Bankruptcy Case Filed by any Spouse, Partner, or Affil		dditional sheet.)	
Name of Debtor:		Case Number:	Date Filed:	
		Relationship:	Judge:	
District: Weste	ern District of North Carolina	iveracionsmp.	vadgo.	
	Exhibit A	Exhibit	В	
with the Securitie	if debtor is required to file periodic reports (e.g., forms 10K and 10Q) as and Exchange Commission pursuant to Section 13 or 15(d) of the tige Act of 1934 and is requesting relief under chapter 11.)	(To be completed if debt whose debts are primarily I, the attorney for the petitioner named in have informed the petitioner that [he or she] or 13 of title 11, United States Code, and have ach such chapter. I further certify that I have required by 11 U.S.C. § 342(b).	the foregoing petition, declare that I may proceed under chapter 7, 11, 12, we explained the relief available under	
		V		
Exhibit A i	is attached and made a part of this petition.	X Signature of Attorney for Debtor(s)	(Date)	
		digitative of Attorney for Doctor(3)	(2005)	
	Exhibit	EC .		
		at the first of the second of	ablia bantib an cafatre?	
Does the debtor o	own or have possession of any property that poses or is alleged to pose a	unear or imminent and identifiable narm to pu	ione nearm or sarety!	
Yes, and E	xhibit C is attached and made a part of this petition.			
	•			
Ø No.		•		
	Exhibit	+ D		
	DAMON			
(To be completed	by every individual debtor. If a joint petition is filed, each spouse must	t complete and attach a separate Exhibit D.)		
r=6	Samuel Carlo	or a California		
🗹 Exhibit 🛭	completed and signed by the debtor is attached and made a part of this	petition.		
If this is a joint po	etition:			
	,			
Exhibit D	also completed and signed by the joint debtor is attached and made a page.	art of this petition.		
	Information Regarding (Check any appl			
Ø	Debtor has been domiciled or has had a residence, principal place of	of business, or principal assets in this District	for 180 days immediately	
	preceding the date of this petition or for a longer part of such 180 days	s than in any other District.		
		and a state of the		
	There is a bankruptcy case concerning debtor's affiliate, general partn			
Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.				
Certification by a Debtor Who Resides as a Tenant of Residential Property				
(Check all applicable boxes.)				
Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)				
		•		
(Name of landlord that obtained judgment)				
(Name of landfold that obtained judgment)				
		(Addrson of landiand)		
		(Address of landlord)		
	Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and			
	Debtor has included with this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.			
	Dahran and Konghan halisha has animal the Fandhand with thisall	Section (11 11 S.C. 8 262(1))		

Case 10-41016 Doc 1 Filed 12/10/10 Entered 12/10/10 15:43:51 Desc Main Document Page 3 of 9

B1 (Official Form) 1 (4/10) Page 3 Name of Debtor(s): Cansler, Tulisa, Ladona Voluntary Petition (This page must be completed and filed in every case.) Signatures Signature of a Foreign Representative Signature(s) of Debtor(s) (Individual/Joint) I declare under penalty of perjury that the information provided in this petition is I declare under penalty of perjury that the information provided in this petition is true true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition. flf petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12 (Check only one box.) or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. I request relief in accordance with chapter 15 of title 11, United States Code. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I Certified copies of the documents required by 11 U.S.C. § 1515 are attached. have obtained and read the notice required by 11 U.S.C. § 342(b). Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the I request relief in accordance with the chapter of title 11, United States Code, chapter of title 11 specified in this petition. A certified copy of the specified in this petition. order granting recognition of the foreign main proceeding is attached. Χ (Signature of Foreign Representative) nature of Debtor (Printed Name of Foreign Representative) Signature of Joint Debtor 980-241-7217 Telephone Number (if not represented by attorney) Date Date Signature of Non-Attorney Bankruptcy Petition Preparer Signature of Attorney* I declare under penalty of perjury that: (i) I am a bankruptcy petition preparer as Х defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have Signature of Attorney for Debtor(s) provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or Printed Name of Attorney for Debtor(s) guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given Firm Name the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached. Address Printed Name and title, if any, of Bankruptcy Petition Preparer Telephone Number Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social-Security number of the officer, principal, *In a case in which § 707(b)(4)(D) applies, this signature also constitutes a responsible person or partner of the bankruptcy petition preparer.) (Required certification that the attorney has no knowledge after an inquiry that the information by 11 U.S.C. § 110.) in the schedules is incorrect. Signature of Debtor (Corporation/Partnership) I declare under penalty of perjury that the information provided in this petition is true Address and correct, and that I have been authorized to file this petition on behalf of the Х debtor. The debtor requests the relief in accordance with the chapter of title 11, United States Code, specified in this petition. Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social-Security number is provided above. Signature of Authorized Individual Names and Social-Security numbers of all other individuals who prepared or Printed Name of Authorized Individual assisted in preparing this document unless the bankruptcy petition preparer is not an individual. Title of Authorized Individual If more than one person prepared this document, attach additional sheets Date conforming to the appropriate official form for each person. A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

B 1D (Official Form 1, Exhibit D) (12/09)

UNITED STATES BANKRUPTCY COURT

In re Cansler, Tulisa, Ladona	Case No
Debtor	(if known)

EXHIBIT D - INDIVIDUAL DEBTOR'S STATEMENT OF COMPLIANCE WITH CREDIT COUNSELING REQUIREMENT

Warning: You must be able to check truthfully one of the five statements regarding credit counseling listed below. If you cannot do so, you are not eligible to file a bankruptcy case, and the court can dismiss any case you do file. If that happens, you will lose whatever filing fee you paid, and your creditors will be able to resume collection activities against you. If your case is dismissed and you file another bankruptcy case later, you may be required to pay a second filing fee and you may have to take extra steps to stop creditors' collection activities.

Every individual debtor must file this Exhibit D. If a joint petition is filed, each spouse must complete and file a separate Exhibit D. Check one of the five statements below and attach any documents as directed.

- ☐ 1. Within the 180 days before the filing of my bankruptcy case, I received a briefing from a credit counseling agency approved by the United States trustee or bankruptcy administrator that outlined the opportunities for available credit counseling and assisted me in performing a related budget analysis, and I have a certificate from the agency describing the services provided to me. Attach a copy of the certificate and a copy of any debt repayment plan developed through the agency.
- ☐ 2. Within the 180 days before the filing of my bankruptcy case, I received a briefing from a credit counseling agency approved by the United States trustee or bankruptcy administrator that outlined the opportunities for available credit counseling and assisted me in performing a related budget analysis, but I do not have a certificate from the agency describing the services provided to me. You must file a copy of a certificate from the agency describing the services provided to you and a copy of any debt repayment plan developed through the agency no later than 14 days after your bankruptcy case is filed.

B 1D (Official Form 1, Exh. D) (12/09) - Cont.

Page 2

3. I certify that I requested credit counseling services from an approved agency but was unable to obtain the services during the seven days from the time I made my request, and the following exigent circumstances merit a temporary waiver of the credit counseling requirement so I can file my bankruptcy case now. [Summarize exigent circumstances here.]

I made request for credit counseling at Family Services Inc of Gastonia, NC. Family Services of Gastonia re-scheduled my classes for December 14, 2010 due to over crowded classes. As consequence to the oversized classes held at that location, I am forced to wait until December 15, 2010 before I receive my credit counseling certificate.

If your certification is satisfactory to the court, you must still obtain the credit counseling briefing within the first 30 days after you file your bankruptcy petition and promptly file a certificate from the agency that provided the counseling, together with a copy of any debt management plan developed through the agency. Failure to fulfill these requirements may result in dismissal of your case. Any extension of the 30-day deadline can be granted only for cause and is limited to a maximum of 15 days. Your case may also be dismissed if the court is not satisfied with your reasons for filing your bankruptcy case without first receiving a credit counseling briefing.

☐ 4. I am not required to receive a credit counseling briefing because of: [Check the
applicable statement.] [Must be accompanied by a motion for determination by the court.]
☐ Incapacity. (Defined in 11 U.S.C. § 109(h)(4) as impaired by reason of menta
illness or mental deficiency so as to be incapable of realizing and making rational
decisions with respect to financial responsibilities.);
☐ Disability. (Defined in 11 U.S.C. § 109(h)(4) as physically impaired to the
extent of being unable, after reasonable effort, to participate in a credit counseling
briefing in person, by telephone, or through the Internet.);
☐ Active military duty in a military combat zone.
5. The United States trustee or bankruptcy administrator has determined that the credi
counseling requirement of 11 U.S.C. § 109(h) does not apply in this district.

I certify under penalty of perjury that the information provided above is true and correct.

WARNING: Effective December 1, 2009, the 15-day deadline to file schedules and certain other documents under Bankruptcy Rule 1007(c) is shortened to 14 days. For further information, see note at bottom of page 2

UNITED STATES BANKRUPTCY COURT

NOTICE TO CONSUMER DEBTOR(S) UNDER §342(b) OF THE BANKRUPTCY CODE

In accordance with § 342(b) of the Bankruptcy Code, this notice to individuals with primarily consumer debts: (1) Describes briefly the services available from credit counseling services; (2) Describes briefly the purposes, benefits and costs of the four types of bankruptcy proceedings you may commence; and (3) Informs you about bankruptcy crimes and notifies you that the Attorney General may examine all information you supply in connection with a bankruptcy case.

You are cautioned that bankruptcy law is complicated and not easily described. Thus, you may wish to seek the advice of an attorney to learn of your rights and responsibilities should you decide to file a petition. Court employees cannot give you legal advice.

Notices from the bankruptcy court are sent to the mailing address you list on your bankruptcy petition. In order to ensure that you receive information about events concerning your case, Bankruptcy Rule 4002 requires that you notify the court of any changes in your address. If you are filing a **joint case** (a single bankruptcy case for two individuals married to each other), and each spouse lists the same mailing address on the bankruptcy petition, you and your spouse will generally receive a single copy of each notice mailed from the bankruptcy court in a jointly-addressed envelope, unless you file a statement with the court requesting that each spouse receive a separate copy of all notices.

1. Services Available from Credit Counseling Agencies

With limited exceptions, § 109(h) of the Bankruptcy Code requires that all individual debtors who file for bankruptcy relief on or after October 17, 2005, receive a briefing that outlines the available opportunities for credit counseling and provides assistance in performing a budget analysis. The briefing must be given within 180 days <u>before</u> the bankruptcy filing. The briefing may be provided individually or in a group (including briefings conducted by telephone or on the Internet) and must be provided by a nonprofit budget and credit counseling agency approved by the United States trustee or bankruptcy administrator. The clerk of the bankruptcy court has a list that you may consult of the approved budget and credit counseling agencies. Each debtor in a joint case must complete the briefing.

In addition, after filing a bankruptcy case, an individual debtor generally must complete a financial management instructional course before he or she can receive a discharge. The clerk also has a list of approved financial management instructional courses. Each debtor in a joint case must complete the course.

2. The Four Chapters of the Bankruptcy Code Available to Individual Consumer Debtors

Chapter 7: Liquidation (\$245 filing fee, \$39 administrative fee, \$15 trustee surcharge: Total fee \$299)
Chapter 7 is designed for debtors in financial difficulty who do not have the ability to pay their existing debts. Debtors whose debts are primarily consumer debts are subject to a "means test" designed to determine whether the case should be permitted to proceed under chapter 7. If your income is greater than the median income for your state of residence and family size, in some cases, the United States trustee (or bankruptcy administrator), the trustee, or creditors have the right to file a motion requesting that the court dismiss your case under § 707(b) of the Code. It is up to the court to decide whether the case should be dismissed.

Under chapter 7, you may claim certain of your property as exempt under governing law. A trustee may have the right to take possession of and sell the remaining property that is not exempt and use the sale proceeds to pay your creditors.

The purpose of filing a chapter 7 case is to obtain a discharge of your existing debts. If, however, you are

Form B 201A, Notice to Consumer Debtor(s)

Page 2

found to have committed certain kinds of improper conduct described in the Bankruptcy Code, the court may deny your discharge and, if it does, the purpose for which you filed the bankruptcy petition will be defeated.

Even if you receive a general discharge, some particular debts are not discharged under the law. Therefore, you may still be responsible for most taxes and student loans; debts incurred to pay nondischargeable taxes; domestic support and property settlement obligations; most fines, penalties, forfeitures, and criminal restitution obligations; certain debts which are not properly listed in your bankruptcy papers; and debts for death or personal injury caused by operating a motor vehicle, vessel, or aircraft while intoxicated from alcohol or drugs. Also, if a creditor can prove that a debt arose from fraud, breach of fiduciary duty, or theft, or from a willful and malicious injury, the bankruptcy court may determine that the debt is not discharged.

<u>Chapter 13</u>: Repayment of All or Part of the Debts of an Individual with Regular Income (\$235 filing fee, \$39 administrative fee: Total fee \$274)

Chapter 13 is designed for individuals with regular income who would like to pay all or part of their debts in installments over a period of time. You are only eligible for chapter 13 if your debts do not exceed certain dollar amounts set forth in the Bankruptcy Code.

Under chapter 13, you must file with the court a plan to repay your creditors all or part of the money that you owe them, using your future earnings. The period allowed by the court to repay your debts may be three years or five years, depending upon your income and other factors. The court must approve your plan before it can take effect.

After completing the payments under your plan, your debts are generally discharged except for domestic support obligations; most student loans; certain taxes; most criminal fines and restitution obligations; certain debts which are not properly listed in your bankruptcy papers; certain debts for acts that caused death or personal injury; and certain long term secured obligations.

Chapter 11: Reorganization (\$1000 filing fee, \$39 administrative fee: Total fee \$1039)

Chapter 11 is designed for the reorganization of a business but is also available to consumer debtors. Its provisions are quite complicated, and any decision by an individual to file a chapter 11 petition should be reviewed with an attorney.

Chapter 12: Family Farmer or Fisherman (\$200 filing fee, \$39 administrative fee: Total fee \$239)

Chapter 12 is designed to permit family farmers and fishermen to repay their debts over a period of time from future earnings and is similar to chapter 13. The eligibility requirements are restrictive, limiting its use to those whose income arises primarily from a family-owned farm or commercial fishing operation.

3. Bankruptcy Crimes and Availability of Bankruptcy Papers to Law Enforcement Officials

A person who knowingly and fraudulently conceals assets or makes a false oath or statement under penalty of perjury, either orally or in writing, in connection with a bankruptcy case is subject to a fine, imprisonment, or both. All information supplied by a debtor in connection with a bankruptcy case is subject to examination by the Attorney General acting through the Office of the United States Trustee, the Office of the United States Attorney, and other components and employees of the Department of Justice.

WARNING: Section 521(a)(1) of the Bankruptcy Code requires that you promptly file detailed information regarding your creditors, assets, liabilities, income, expenses and general financial condition. Your bankruptcy case may be dismissed if this information is not filed with the court within the time deadlines set by the Bankruptcy Code, the Bankruptcy Rules, and the local rules of the court. The documents and the deadlines for filing them are listed on Form B200, which is posted at http://www.uscourts.gov/bkforms/bankruptcy forms.html#procedure.

Many filing deadlines change on December 1, 2009. Of special note, 12 rules that set 15 days to act are amended to require action within 14 days, including Rule 1007(c), filing the initial case papers; Rule 3015(b), filing a chapter 13 plan; Rule 8009(a), filing appellate briefs; and Rules 1019, 1020, 2015, 2015.1, 2016, 4001, 4002, 6004, and 6007.

Case 10-41016 Doc 1 Filed 12/10/10 Entered 12/10/10 15:43:51 Desc Main Document Page 8 of 9

B 201B (Form 201B) (12/09)

UNITED STATES BANKRUPTCY COURT

In re Cansler, Tulisa, Ladona	Case No
Debtor	
	Chapter 13
	·
	(CE TO CONSUMER DEBTOR(S)
UNDER § 342(b) OF 1	THE BANKRUPTCY CODE
Cartification of (Non-Attor)	ney] Bankruptcy Petition Preparer
	g the debtor's petition, hereby certify that I delivered to the debtor the
attached notice, as required by § 342(b) of the Bankruptcy Code.	
Printed name and title, if any, of Bankruptcy Petition Preparer	Social Security number (If the bankruptcy petition
Address:	preparer is not an individual, state the Social Security number of the officer, principal, responsible person, or
	partner of the bankruptcy petition preparer.) (Required
X	by 11 U.S.C. § 110.)
Signature of Bankruptcy Petition Preparer or officer,	
principal, responsible person, or partner whose Social Security number is provided above.	
Security humber is provided above.	
Certificat	ion of the Debtor
I (We), the debtor(s), affirm that I (we) have received an	d read the attached notice, as required by § 342(b) of the Bankruptcy
Code.	<i>i</i>
Cansler, Tulisa,Ladona	X Julise Camb 12/09/2010
Printed Name(s) of Debtor(s)	Signature of Debtor Date
Case No. (if known)	X
	Signature of Joint Debtor (if any) Date

Instructions: Attach a copy of Form B 201A, Notice to Consumer Debtor(s) Under § 342(b) of the Bankruptcy Code.

Use this form to certify that the debtor has received the notice required by 11 U.S.C. § 342(b) only if the certification has NOT been made on the Voluntary Petition, Official Form B1. Exhibit B on page 2 of Form B1 contains a certification by the debtor's attorney that the attorney has given the notice to the debtor. The Declarations made by debtors and bankruptcy petition preparers on page 3 of Form B1 also include this certification.

Credit Matrix

- 1. Kimbrell's of Gastonia 250 E. Main Street Gastonia, NC 28053
- Rutherford Electric Membership Corporation PO Box 1569
 Forest City, NC 28043
- 3. Carolina Medical Center 200 Gamble Drive Lincolnton, NC 28092
- 4. Security Financial Services Inc. 1202 East Main Street Lincolnton, NC 28092
- 5. GMAC Mortgage Inc. Attn: Customer Service P.O. Box 4622 Waterloo, IA 50704-4622
- 6 Chase Mortgage Inc. 12750 Merit Drive Suite 104 Dallas, TX 75251